



Enterprise Town Advisory Board MINUTES

Date & Time: March 11, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring Adrian Shahbazian

Secretary: Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Maria Kaseko

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on February 25, 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved: 5-0



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2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning applications will be heard together:

3. DR-0085-15 – PARDEE HOMES OF NEVADA

4. DR-0087-15 – PARDEE HOMES OF NEVADA

11. DR-0082-15 – PARDEE HOMES OF NEVADA

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following zoning applications have been held to the April 1 TAB meeting per request of the applicants:

12. UC-0078-15 – SOUTHERN HILLS BAPTIST CHURCH

15. WS-0015-15 – MAK ZAK, LLC

16. TM-0005-15 - MAK ZAK, LLC

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 5-0

ANNOUNCEMENTS

NONE

GENERAL BUSINESS:

NONE

ZONING AGENDA:

1. TM-0018-15 – ELIOT HOLDINGS, LLC:

TENTATIVE MAP consisting of 34 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. SB/gc/ml (For possible action) **03/17/15 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

2. TM-0023-15 - NOUVEAU RESORTS CORPORATION:

TENTATIVE MAP for a commercial subdivision consisting of 395 hotel timeshare units on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located 550 feet south of Blue Diamond Road and 540 feet east of Dean Martin Drive within Enterprise. SB/pb/ml (For possible action) **03/17/15 PC**

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 5-0

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



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3. **DR-0085-15 – PARDEE HOMES OF NEVADA:**

DESIGN REVIEW for revised home models in conjunction with an approved single family residential development on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Agate Avenue, 400 feet west of Cimarron Road within Enterprise. SB/gc/ml (For possible action) **04/07/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

4. **DR-0087-15 – PARDEE HOMES OF NEVADA:**

DESIGN REVIEW for a single family residential development on 15.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west and east sides of Warbonnet Way within Enterprise. SB/pb/ml (For possible action) **04/07/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

5. **DR-0088-15 – MATTEO'S, LLC:**

DESIGN REVIEW for site and building lighting in conjunction with an approved retail building on 1.6 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 300 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ml (For possible action) **04/07/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

6. **UC-0754-12 (ET-0008-15) – KESICK, KEN & KALIAN:**

USE PERMIT FIRST EXTENSION OF TIME to commence temporary construction storage.

DESIGN REVIEW for a temporary construction storage yard on 2.3 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive (alignment), 250 feet south of Blue Diamond Road within Enterprise. SB/co/ml (For possible action) **04/07/15 PC**

Motion by Dave Chestnut
The applicant did not appear. HELD to the April 1, 2015 TAB meeting.
Motion passed 5-0

7. **VS-0086-15 – DIAMOND ELDORADO, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between Valencia Ridge Street and Thistle Poppy Avenue within Enterprise (description on file). SS/co/ml (For possible action) **04/07/15 PC**



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Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

8. **WS-0071-15 – BCP – SILVERADO & BERMUDA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to modify street standards in accordance with Clark County Uniform Standard Drawings on 6.2 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Silverado Ranch Boulevard and Bermuda Road within Enterprise. SS/rk/ml (For possible action) **04/07/15 PC**

Motion by Frank Kapriva
DENY per staff “if approved” conditions
Motion passed 5-0

9. **WS-0072-15 – HALES, DAVID S.:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rafter Court, 147 feet south of Maulding Avenue within Enterprise. SS/mk/ml (For possible action) **04/07/15 PC**

Motion by Frank Kapriva
APPROVE per staff “if approved” conditions and,
ADD condition:
• Maximum wall height of 9 feet.
Motion passed 4-1 (DC nay)

10. **WS-0089-15 – CANFAM HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height in conjunction with a proposed single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Windmill Lane and Torrey Pines Drive within Enterprise. SB/rk/ml (For possible action) **04/07/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

11. **DR-0082-15 – PARDEE HOMES OF NEVADA:**
DESIGN REVIEW for revised home models in conjunction with an approved single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Cimarron Road and the north side of Camero Avenue within Enterprise. SB/dg/ml (For possible action) **04/08/15 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



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12. **UC-0078-15 – SOUTHERN HILLS BAPTIST CHURCH:**
USE PERMITS for the following: 1) allow a place of worship; 2) increased building height; and 3) reduced setbacks.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; 2) alternative landscaping; and 3) off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **04/08/15 BCC**

HELD to the April 1, 2015 TAB meeting per request of the applicant.

13. **UC-0094-15 – TRACY INVESTMENTS, INC:**
USE PERMIT to allow a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet north of Robindale Road within Enterprise. SS/pb/ml (For possible action) **04/08/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and

ADD Current Planning conditions:

- Six foot maximum wall height along Rancho Destino– 3 foot decorative block capped with 3 foot maximum wrought iron;
- Six foot decorative block wall along southern boundary line;
- Design Review as a public hearing for lighting;
- Design Review as a public hearing for signage;
- Combine the two parcels into one parcel;
- No bells or drums to sound outside;

Motion passed 5-0

14. **ZC-0093-15 – LV JEFFREYS, LLC:**
ZONE CHANGE to reclassify 19.5 acres from U-V (Urban Village - Mixed Use) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the MUD-3 Overlay District.
DESIGN REVIEW for a multiple family residential development. Generally located on the northwest corner of St. Rose Parkway and Jeffreys Street within Enterprise (description on file). SS/al/ml (For possible action) **04/08/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

15. **WS-0015-15 – MAK ZAK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) reduced

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setbacks; 3) alternative landscaping and screening; and 4) off-site improvements in conjunction with a single family residential development.

DESIGN REVIEW for a single family residential development on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **04/07/15 PC**

PREVIOUS ACTION

Enterprise TAB February 11, 2015: HELD to the March 11, 2015 TAB meeting per request of the applicant: (not previously heard)

HELD to the April 1, 2015 TAB meeting per request of the applicant.

16. **TM-0005-15 - MAK ZAK, LLC:**

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **04/07/15 PC**

PREVIOUS ACTION

Enterprise TAB February 11, 2015: HELD to the March 11, 2015 TAB meeting per request of the applicant: (not previously heard)

HELD to the April 1, 2015 TAB meeting per request of the applicant.

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

Question from a resident: Will applications postponed at this TAB meeting and scheduled for the following TAB meeting still be heard at the announced Planning Commission or Zoning Commission hearing. The answer is, yes unless further hold is requested and approved by ensuing boards..

NEXT MEETING DATE: April 1, 2015, 6:00 p.m.

ADJOURNMENT:

Motion to adjourn by Cheryl Wilson

7:38 pm

Motion passed

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